

## CERTIFICATE OF APPROPRIATENESS

**Application Date:** January 6, 2016

**Applicant:** Greg Swedberg, 2Scale Architects for Michele Alvarado, Sanctuary Builders, owner

**Property:** 803 Kipling St, Lot 1 & 2, Block 19, Montrose Subdivision. The property includes an 8,400 square foot (70' x 120') corner lot.

**Significance:** The property is a vacant lot located in the Audubon Place Historic District. The lot is subdivided into two 35' wide lots.

**Proposal:** New Construction – Residence

Construct an approximately 4,000 square foot, two-story duplex with alley-loading garages. This project was deferred to allow the applicant to make alterations to the project at the January 28<sup>th</sup> HAHC meeting.

- The structure has a 20' front setback and an 11' side setback from Stanford Street;
- The ridges of the structure begin at 28' at the front and then step up to 31';
- The structure measures 48'-9" wide at the front, including the west porch, and 86' deep.

See enclosed application materials and detailed project description on p. 4-24 for further details.

**Public Comment:** One opposed. See attachment A.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** Approved

## CERTIFICATE OF APPROPRIATENESS

**Basis for Issuance:** -  
**Effective:** -



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

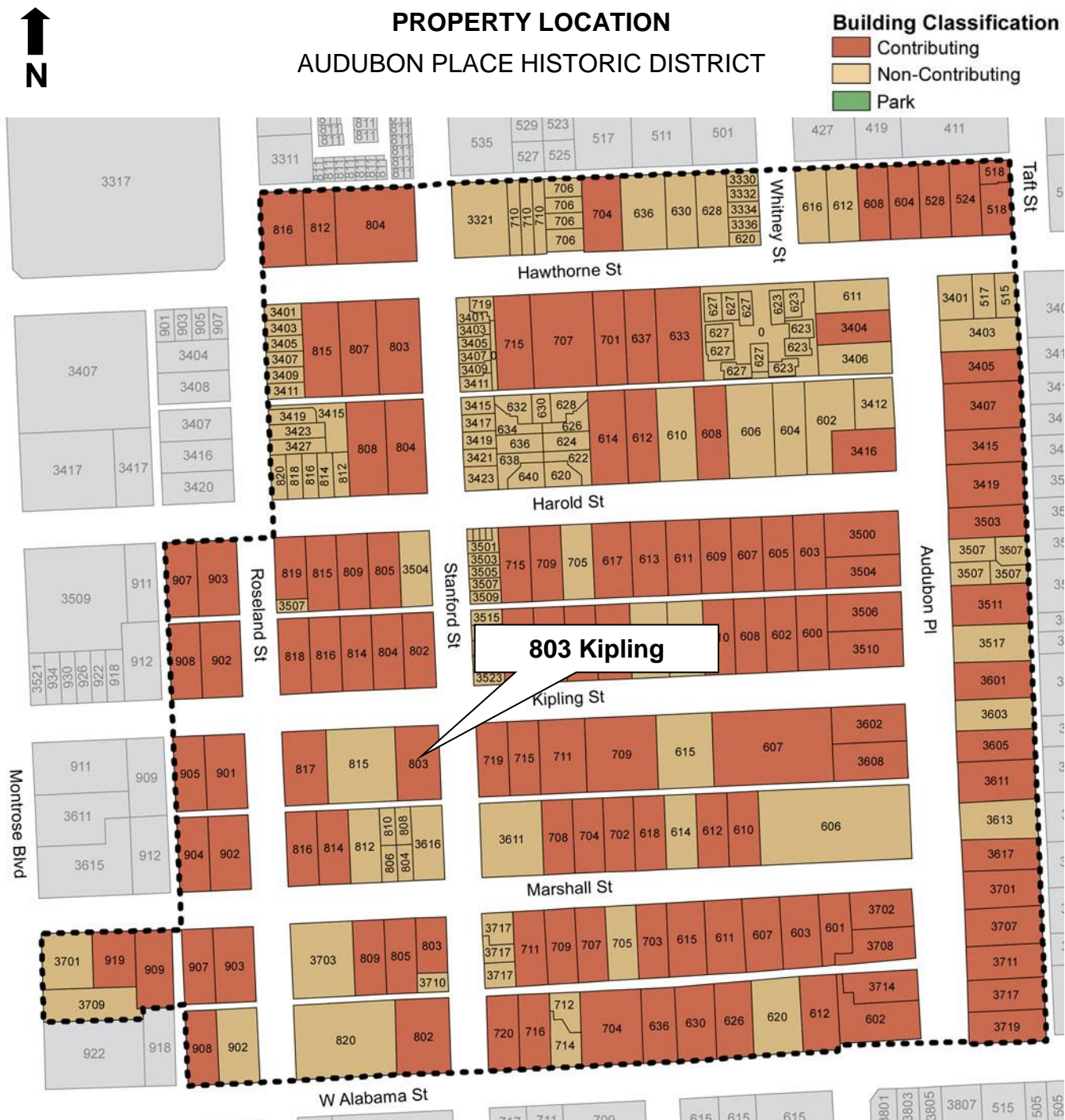
COA valid for two years from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

**APPROVAL CRITERIA****NEW CONSTRUCTION IN A HISTORIC DISTRICT**

Sec. 33-242(a): HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

**S   D   NA****S - satisfies   D - does not satisfy   NA - not applicable**

- |                                     |                          |                          |   |
|-------------------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that;  |
- (a) Design guidelines for an individual historic district may provide that a new construction with two stories may be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and
- (b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.





**INVENTORY PHOTO – DESTROYED BY FIRE**



**CURRENT PHOTO**





**NEIGHBORING PROPERTIES**







**3D RENDERINGS – PROPOSED**

**FRONT FACING KIPLING**



**SIDE FACING STANFORD STREET**

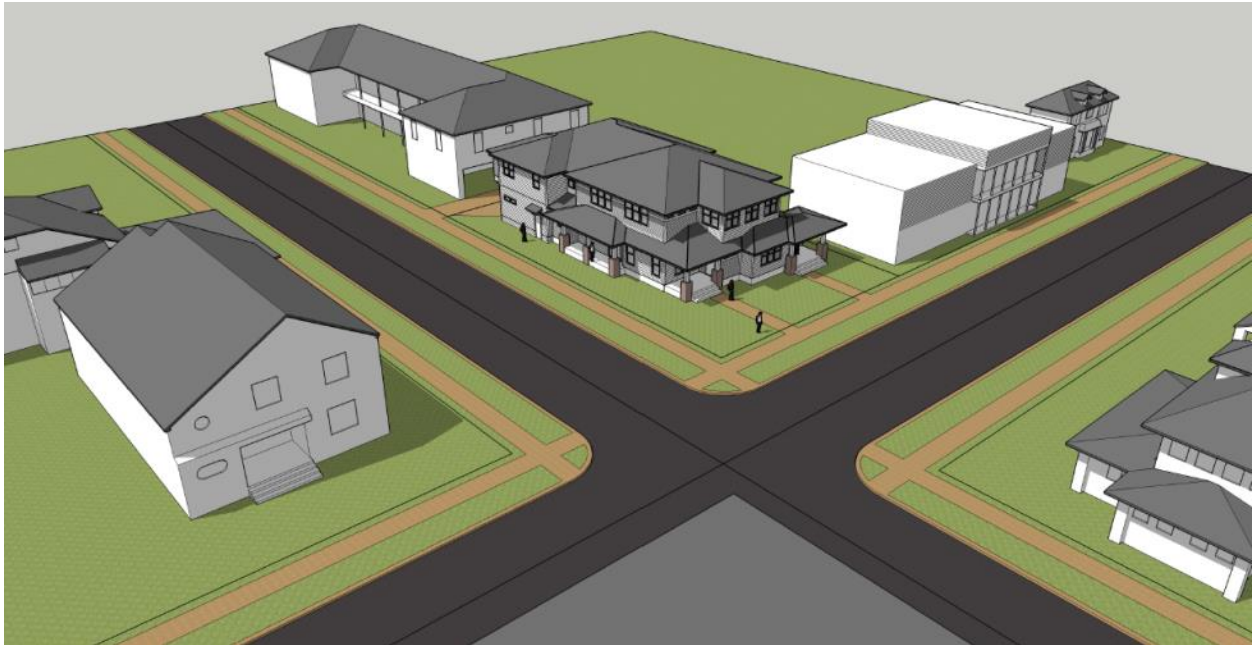


OBLIQUE VIEW



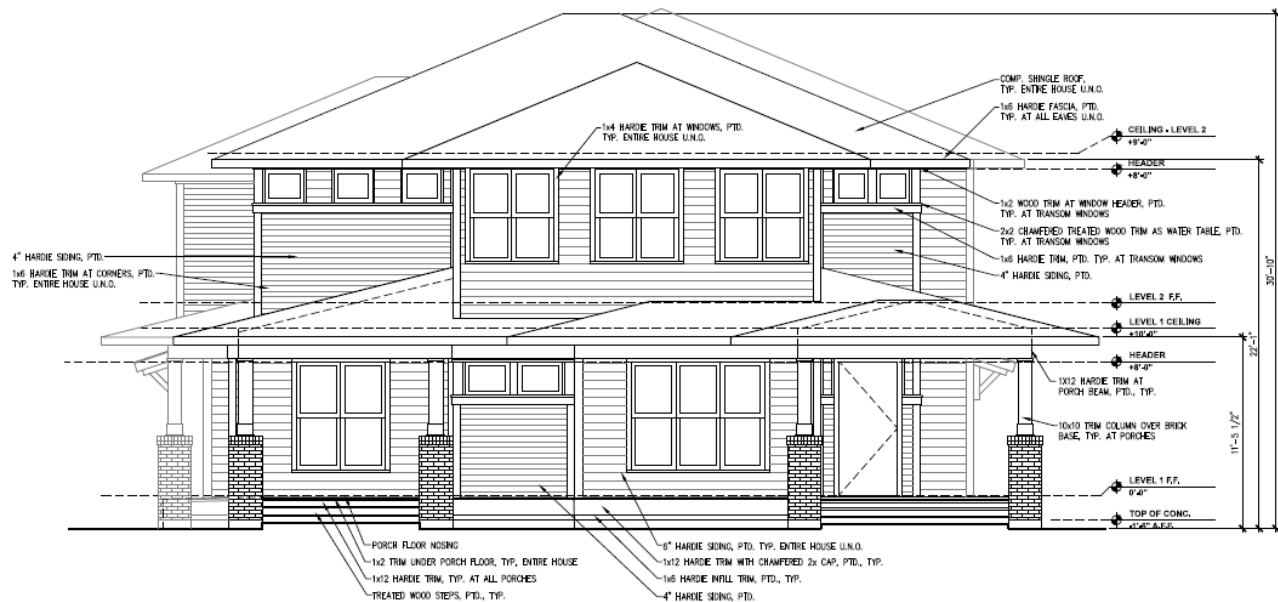
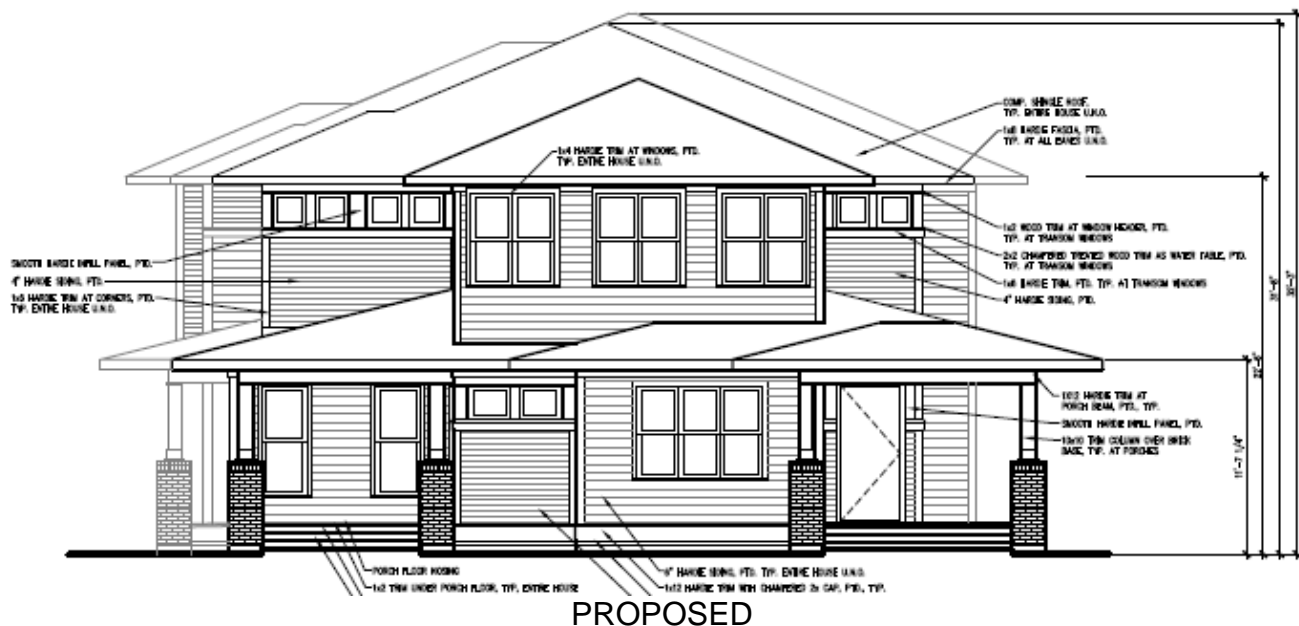


**BLOCKFACE VIEWS**



## NORTH ELEVATION – FRONT FACING KIPLING STREET

DEFERRED 1/28/2016

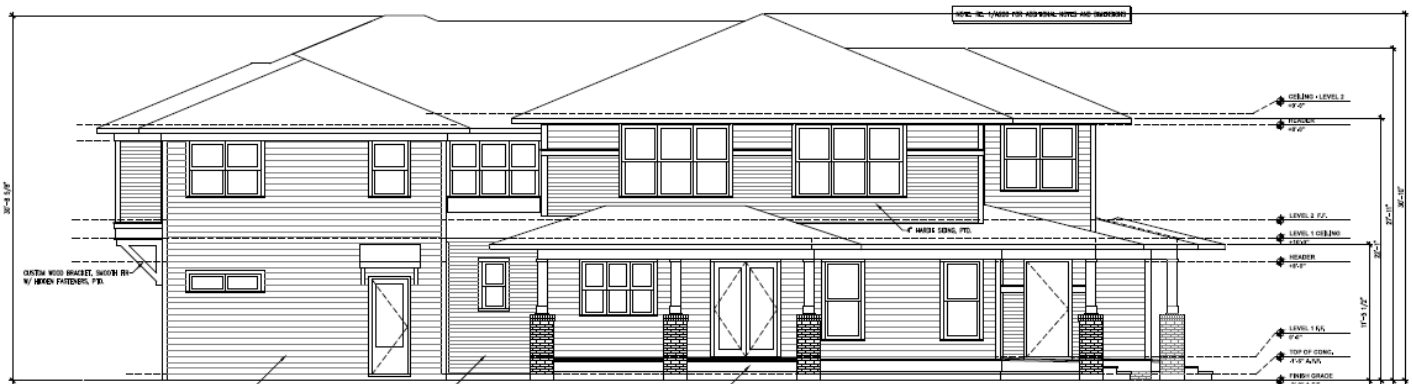


### EAST SIDE ELEVATION FACING STANFORD

DEFERRED 1/28/2016



PROPOSED



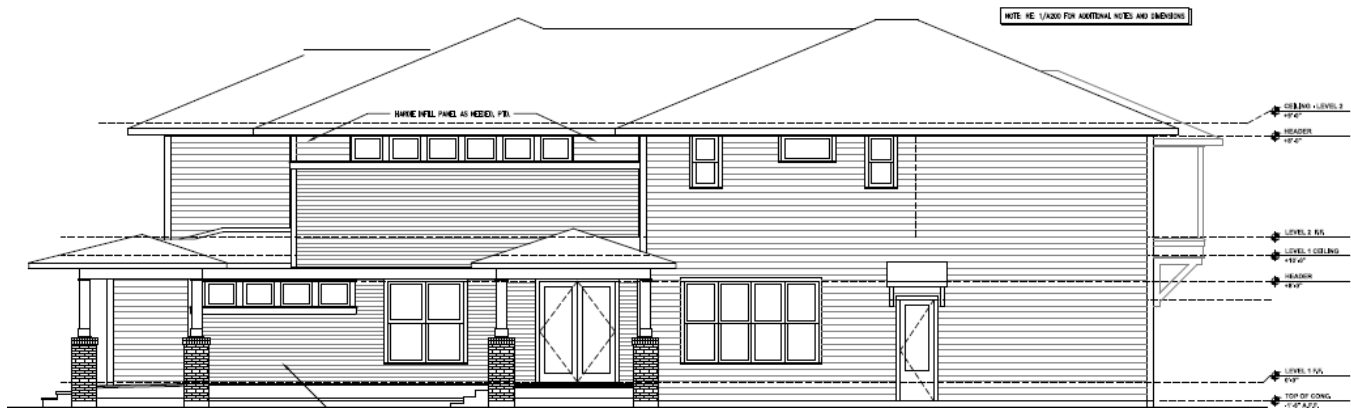


WEST SIDE ELEVATION

DEFERRED 1/28/2016



PROPOSED

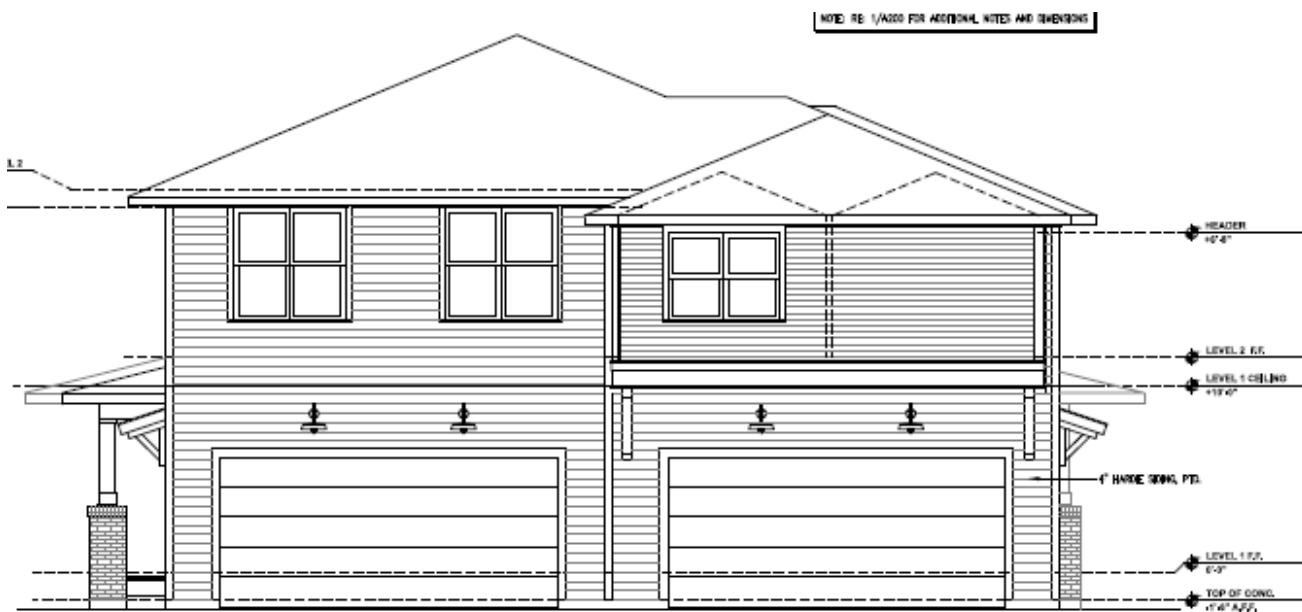


**SOUTH (REAR) ELEVATION**

DEFERRED 1/28/2016

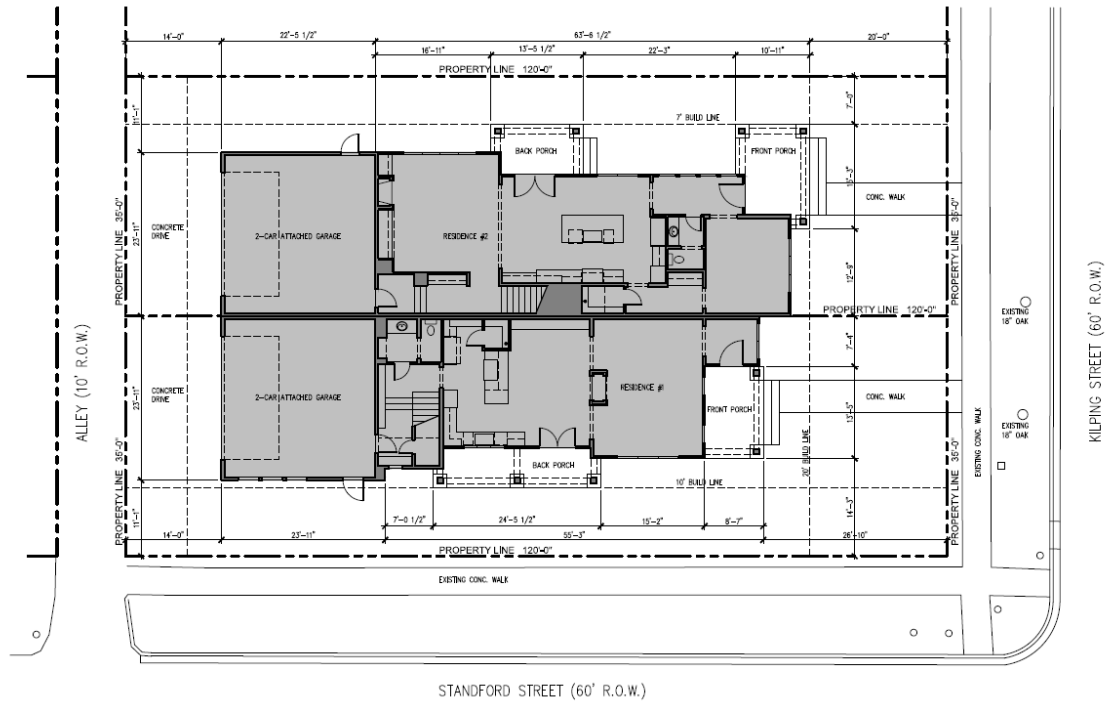


PROPOSED

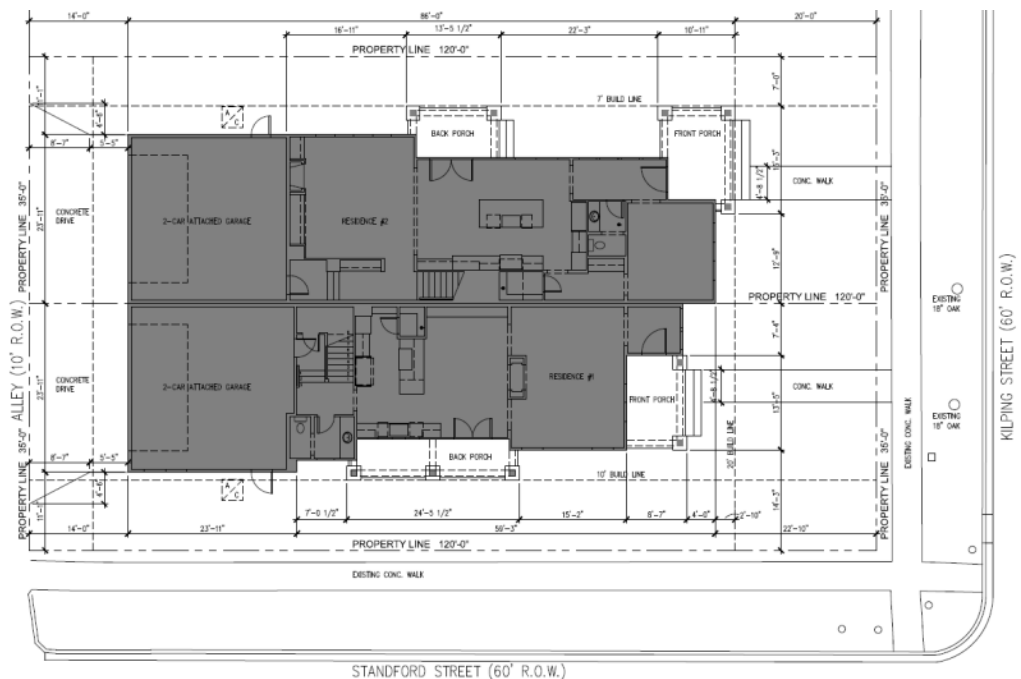




**SITE PLAN**  
DEFERRED 1/28/2016



**PROPOSED**

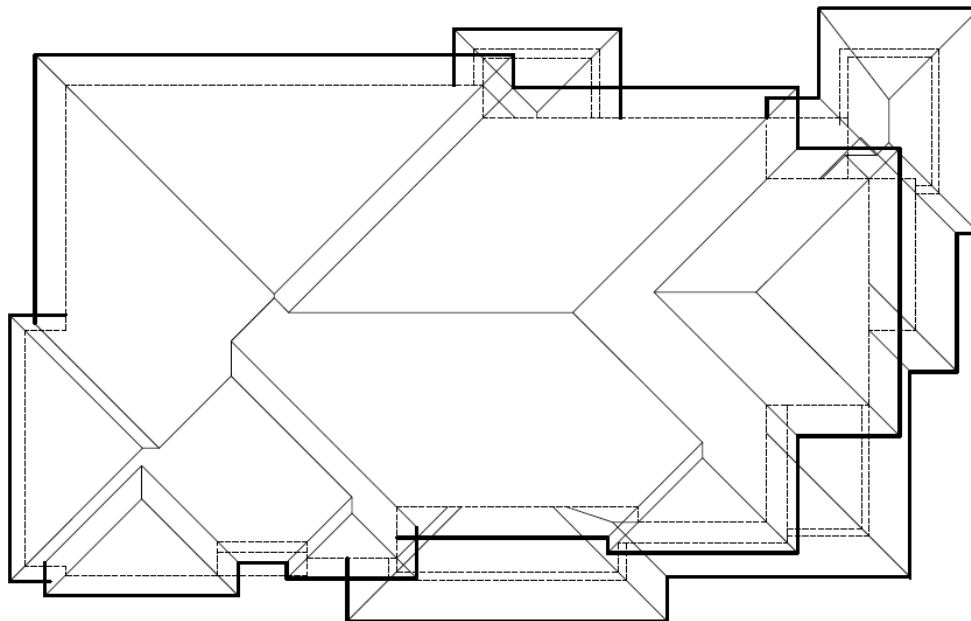




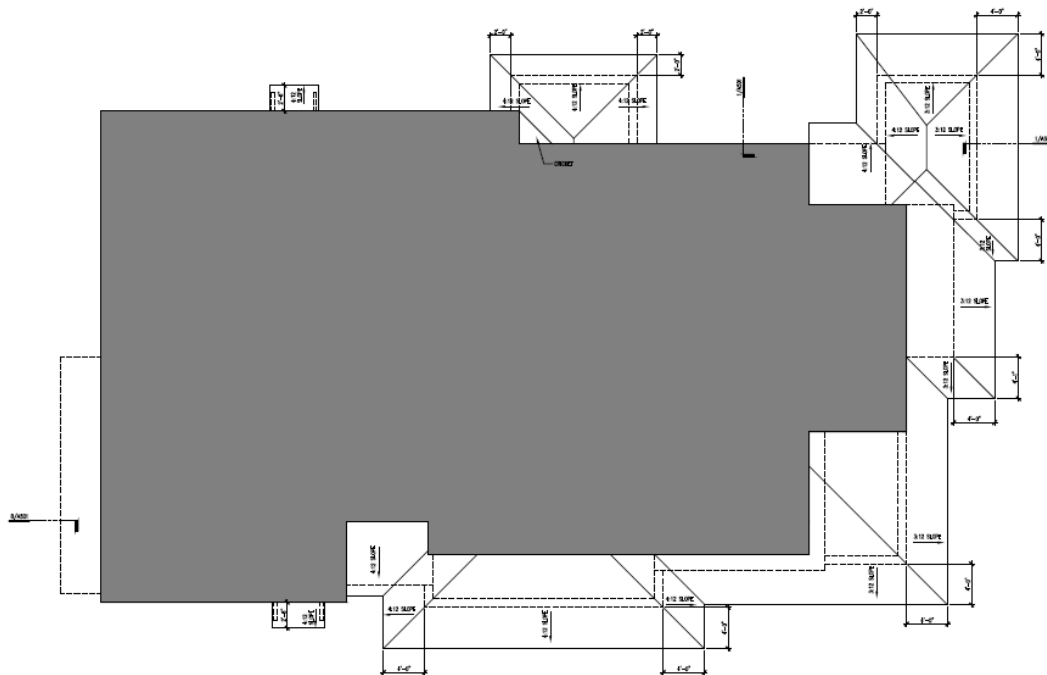


ROOF PLAN

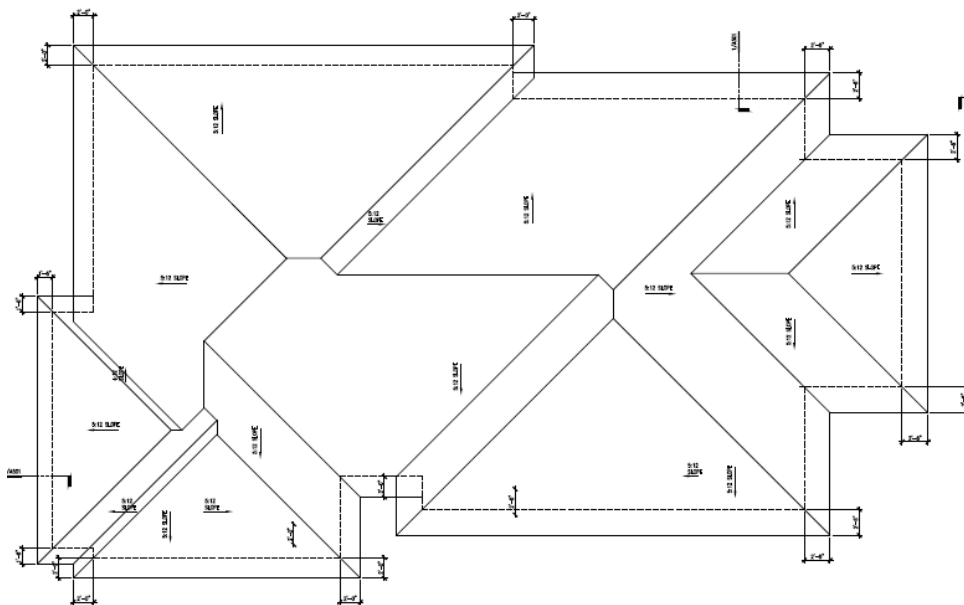
DEFERRED 1/28/2016



PROPOSED 1<sup>ST</sup> FLOOR

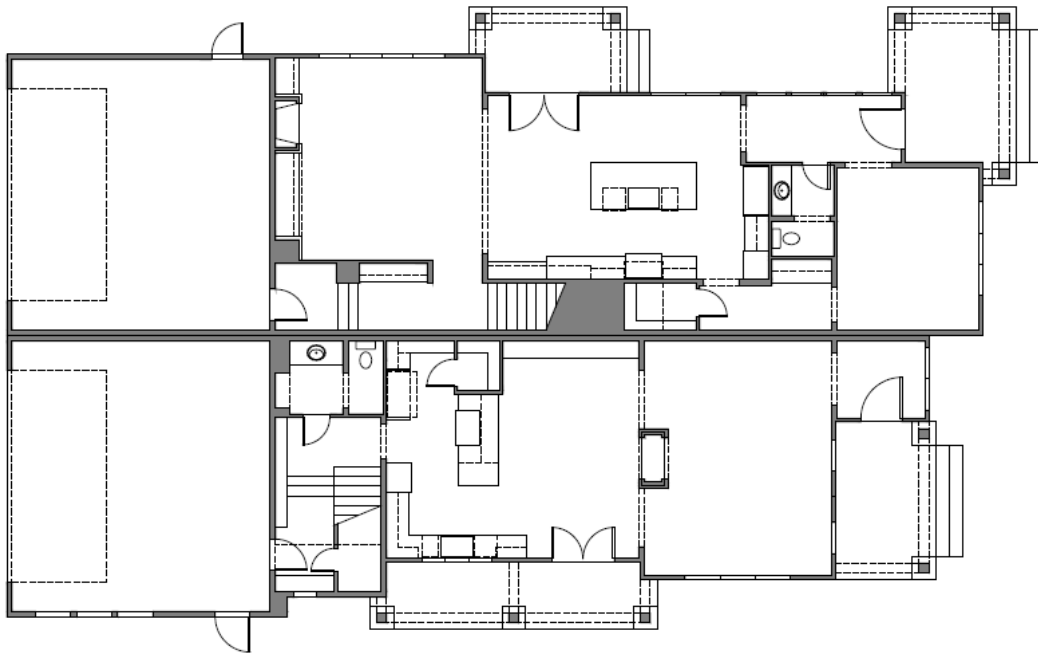


PROPOSED 2<sup>ND</sup> FLOOR

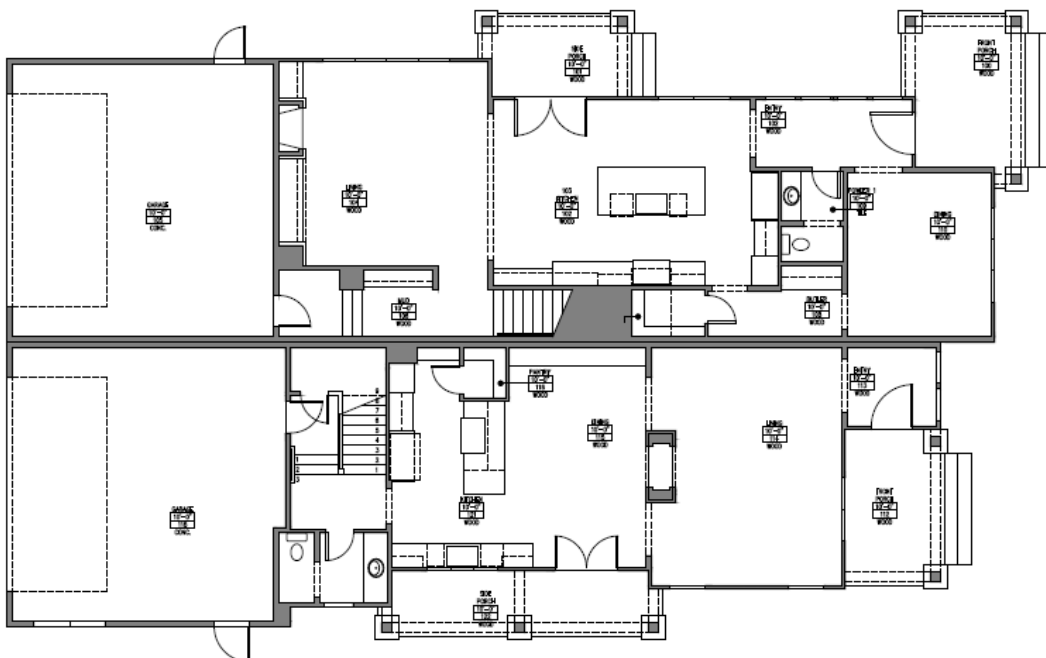


FIRST FLOOR PLAN

DEFERRED 1/28/2016



PROPOSED

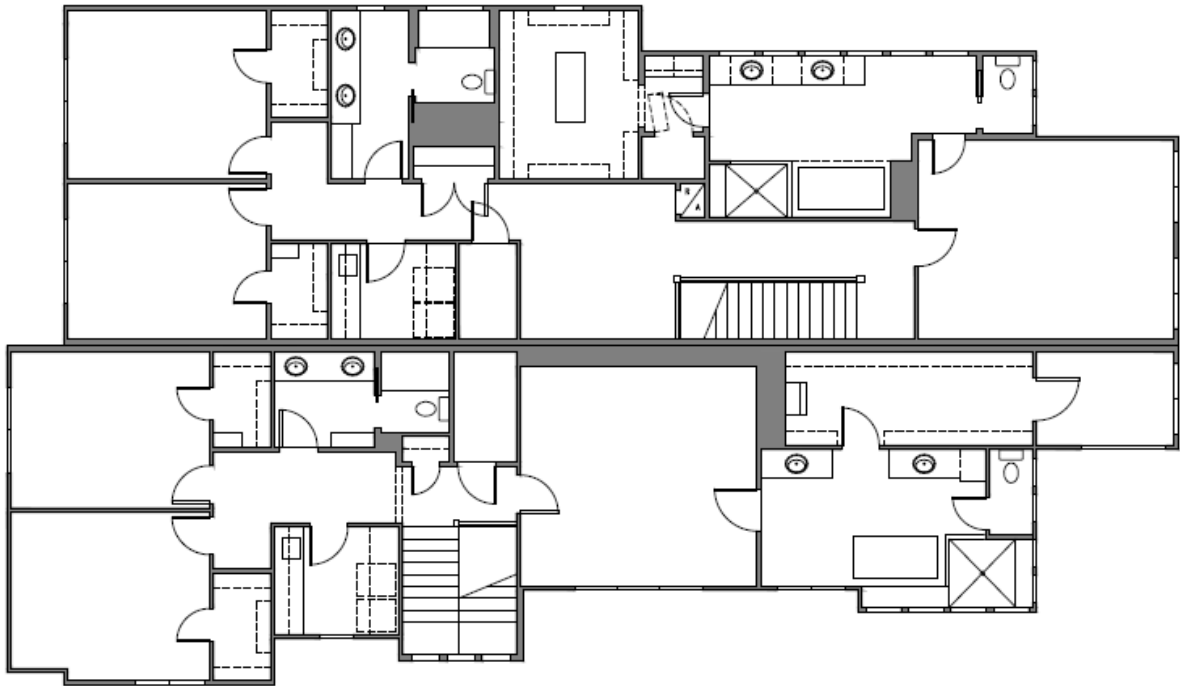




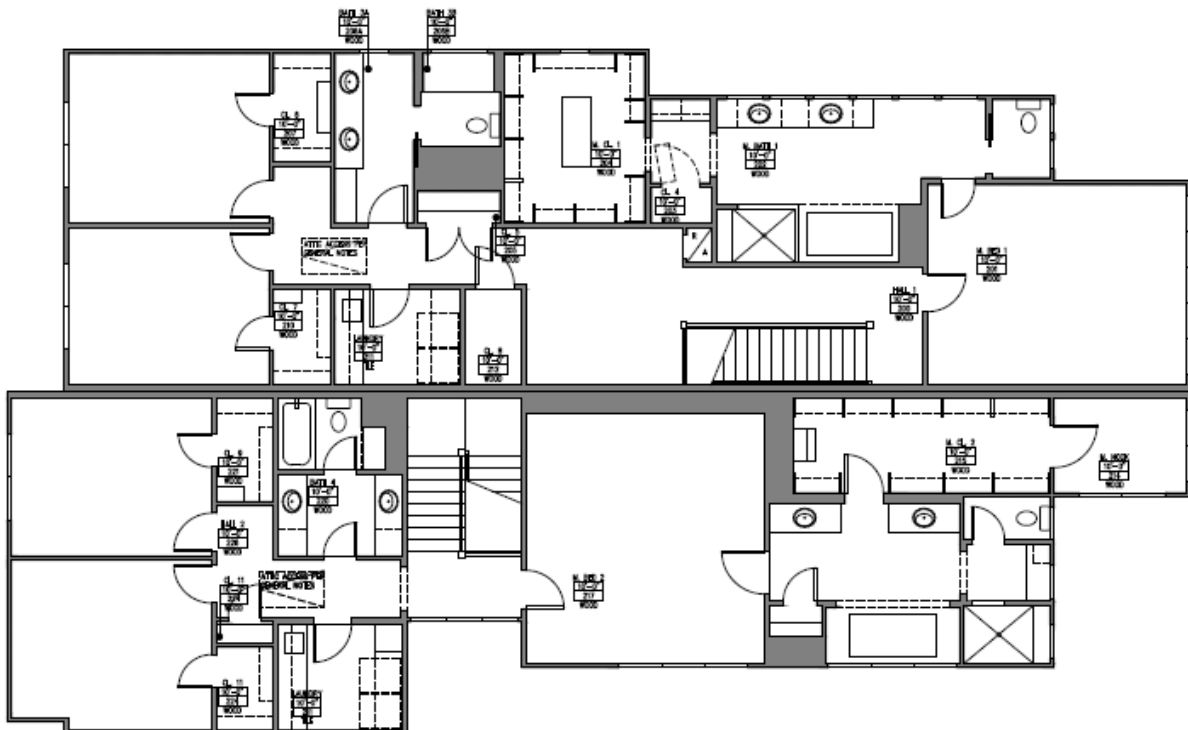


**SECOND FLOOR PLAN**


























DEFERRED 1/28/2016



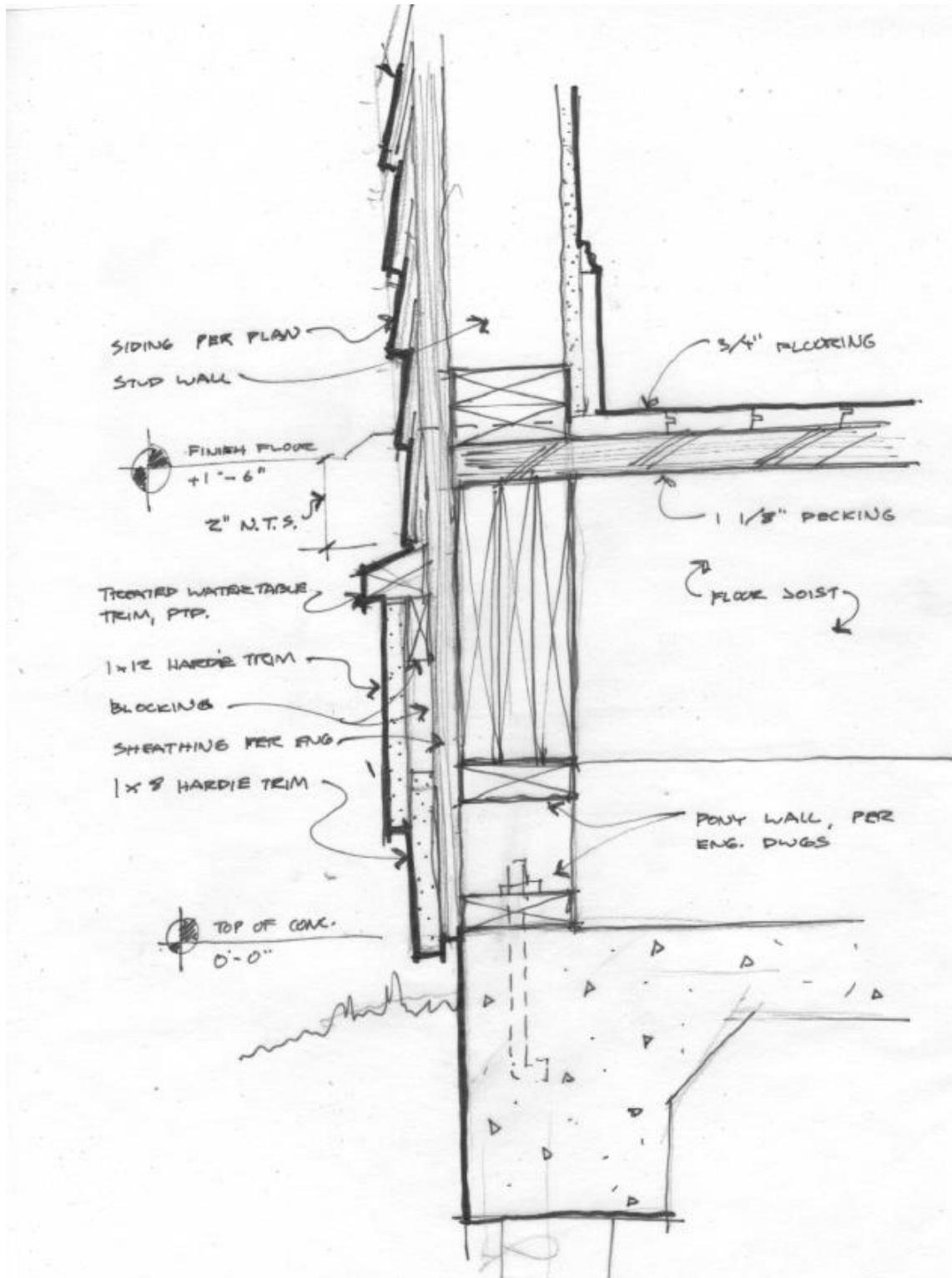
PROPOSED



## WINDOW / DOOR SCHEDULE

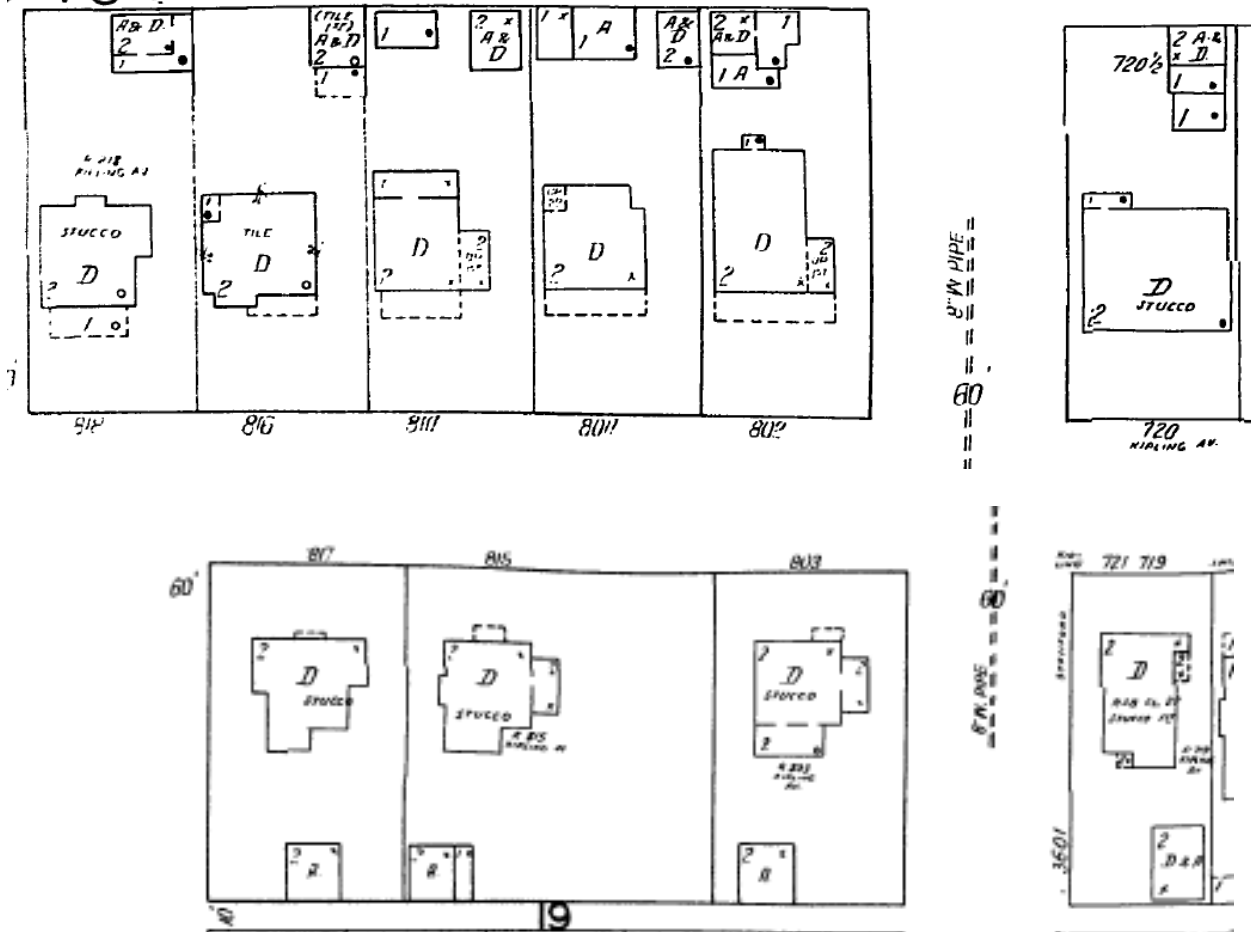
TYPE	SIZE INCHES (WxH)	NOTES ALL WINDOWS TO BE JELD-WEN SITELINE WOOD DOUBLE HUNG UNLESS NOTED OTHERWISE.
	32x82	
	32x24	PICTURE
	96x66	TRIPLE 32"x66", RE: ELEVATIONS
	30x24	PICTURE
	72x78	DOUBLE 36"x78", RE: ELEVATIONS
	128x78	QUADRUPLE 32"x78", RE: ELEVATIONS
	36x18	PICTURE 2x6 WALL
	24x48	2x6 WALL
	72x54	TRIPLE 24"x54", RE: ELEVATIONS
	108x78	TRIPLE 36"x78", RE: ELEVATIONS
	24x24	PICTURE
	24x24	PICTURE
	72x66	DOUBLE 36"x66", RE: ELEVATIONS
	60x54	DOUBLE 30"x54", EGRESS, RE: ELEVATIONS
	30x24	PICTURE
	30x24	PICTURE
	24x48	
	48x66	PICTURE, TEMPERED
	72x72	DOUBLE 36"x72", EGRESS, RE: ELEVATIONS
	60x72	DOUBLE 30"x72", EGRESS, RE: ELEVATIONS
	28x48	
	24x24	PICTURE 2x6 WALL
	108x66	TRIPLE 36"x66", EGRESS, RE: ELEVATIONS
	58x66	DOUBLE 29"x66", TEMPERED, RE: ELEVATIONS
	30x24	PICTURE

FOUNDATION DETAIL



SANBORN MAPS

1924-Feb 1951 Vol 5, Sheet 547/548



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## PROJECT DETAILS

**Shape/Mass:** The duplex measures approximately 48'-9" from the front with the porch, 85'-11" deep and 30'-10" to the tallest ridge.

**Setbacks:** The duplex is set 20' from the front (north), 11' from the Stanford side (east), 14' from the rear and 7' from the west side.

**Foundation:** Slab foundation with a 1'-6" finished floor height. A piece of 12" cementitious trim will be installed around the skirting to give the appearance of a pier- and-beam foundation.

**Windows/Doors:** The duplex contains wood 1-over-1 and fixed windows.

**Exterior Materials:** The duplex is clad in 6" cementitious siding on the first floor and 4" cementitious siding on the second floor of the front mass, and 4" siding on the rear mass.

**Roof:** The roof is hipped with a top ridge height of 30'-10", a top eave height of 22' and a first floor eave height of 11'-5". The garage eave height is slightly lower. The main mass roof pitch is 5-over-12 and 3-over-12 and 4-over-12 on the porch roofs.

**Front Elevation:** The duplex contains two porches on either side, five 1-over-1 windows, a pedestrian door and two fixed windows on the first floor, and six 1-over-1 windows and six fixed windows on the second floor.  
**(North)**

**Side Elevation:** The duplex contains a side porch, two single pedestrian doors and a pair of double doors, seven 1-over-1 windows and three fixed windows on the first floor. The second floor contains 10 1-over-1 windows and seven fixed windows.  
**(East)**

**Side Elevation:** The duplex contains porch at the front and a side porch, a single pedestrian door and a pair of double doors, six 1-over-1 windows and four fixed windows on the first floor. The second floor contains two 1-over-1 windows and seven single-pane windows.  
**(West)**

**Rear Elevation:** The duplex contains two garage doors on the first floor and six 1-over-1 windows on the second floor.  
**(South)**



**ATTACHMENT A**  
**PUBLIC COMMENT**

**From:** KJ H [REDACTED]  
**Sent:** Thursday, February 25, 2016 10:37 AM  
**To:** Kriegl, Matthew - PD  
**Subject:** RE: RE: Where to find info on a building application?

Ok, then id like my prior email and this one to be those comments.

From prior email ;

" Specifically, the alley loading of garages seems unnecessary, in an already strained and cramped access alley, especially when the lots have plenty land to accomodate other driveway solutions."

Additionally, the length of the driveway is just shy of the average lenght of a car, long enough to encourage parking in the driveway, but not without it sticking out into the ally. That will be a problem, as the ally is very cramped as is, where one have to navigate 2 electric poles for ingresss and egress.

Adding 4 more cars sticking into the ally will definitely not be a no impact solution as far as the neighbouring lots is concerned. That's externalizing a problem, or shift land usage from less used for the driveway, to more garden.

As one of several immediate neighbours, and users of this alley, I find this unacceptable, and would request a further setback to fully accomodate parking inside the driveway, to avoid ingress and egress problems of already established households.

As an alternative, other garage loading solutions could possibly be evaluated.

Initially the lot in question had 2 driveways, 1 on Stanford street, and 1 on Kipling Street.

I dont see why the project could not accomodate the original driveways, or a new version thereof. That would be a reasonable request, as the new building size in itself is somewhat encroaching established viewlines and whatnot from other buildings.

To have this driveway issue in addition, to accomodate more garden, seems somewhat unreasonable given it only benefits the builder/owner of the new structure, and only negatively impacts old homeowners and users of the access ally.

Of lesser importance perhaps, the east elevation seems rather bland and generic, and nothing resembling any of the historic houses in the area, to my eyes atleast. A far cry from what was originally there.

This would be towards Stanford street, which is the largest facade in square feet frontal area of the structure.

I understand that the address is not considered to be Stanford street, but nevertheless, its towards this street the structure makes the largest visual impact onto its surroundings.

Finally, I would like to mention that alot of homeowners in the area, have purchased property wirh the explicit reason of it being a Historic district. Whether one own a historic structure or not, it matters that the old ones are preserved, and that new structure isnt going too much against the grain.

I understand that a builder wants to maximize profits, as thats what they are in business to do. But its not ok to stray too far off from whats reasonable to build, knowing there is historic concerns to follow, just for the sake of more profit.

In this particular case, I believe the builders are going too far, and not really building anything that resembles old visual keys, nor that maintains the impact on its surroundings, practically nor estetichally.

With some adjustments perhaps that could change. Or even better, just build a single family structure of equal visual design that was already there, and call it a day.

I hope the issue of ingress and egress can be evaluated in light of whats practical and reasonable for all users and homeowners in the affected area, and that a solution can be found that is positive for the neighbourhood as a whole.

Best regards,  
Kjetil Haugstad